

Z-1
(2016)

**REZONING PLAT
FOR
CLAREHOUSE LIVING INC.
LOCATED IN LAND LOT 910
19th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE OF SURVEY : MAY 19, 2011
DATE OF DRAWING : OCTOBER 2, 2015
SCALE: 1" = 50'**

**H. B. & P.
SURVEYING, INC.**

850 NEESEMAN AVE. C-8
MARIETTA, GA. 30060
PHONE (770) 425-0141
FAX (770) 425-8579

JOB # 15-087

J08 # 15-087

REVISION 1 : REVISED ZONING NOTE.
DATED : OCTOBER 14, 2015
REVISION 2 : MOVED PROPOSED ADDITION.
DATED : JANUARY 12, 2016

THE PURPOSE OF THIS PLAT IS TO HAVE TRACT 1 REZONED AS NEIGHBORHOOD RETAIL COMMERCIAL (NRC).

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAP # 13067 C0182H, A PORTION OF THIS PROPERTY LIES WITHIN ZONE X.

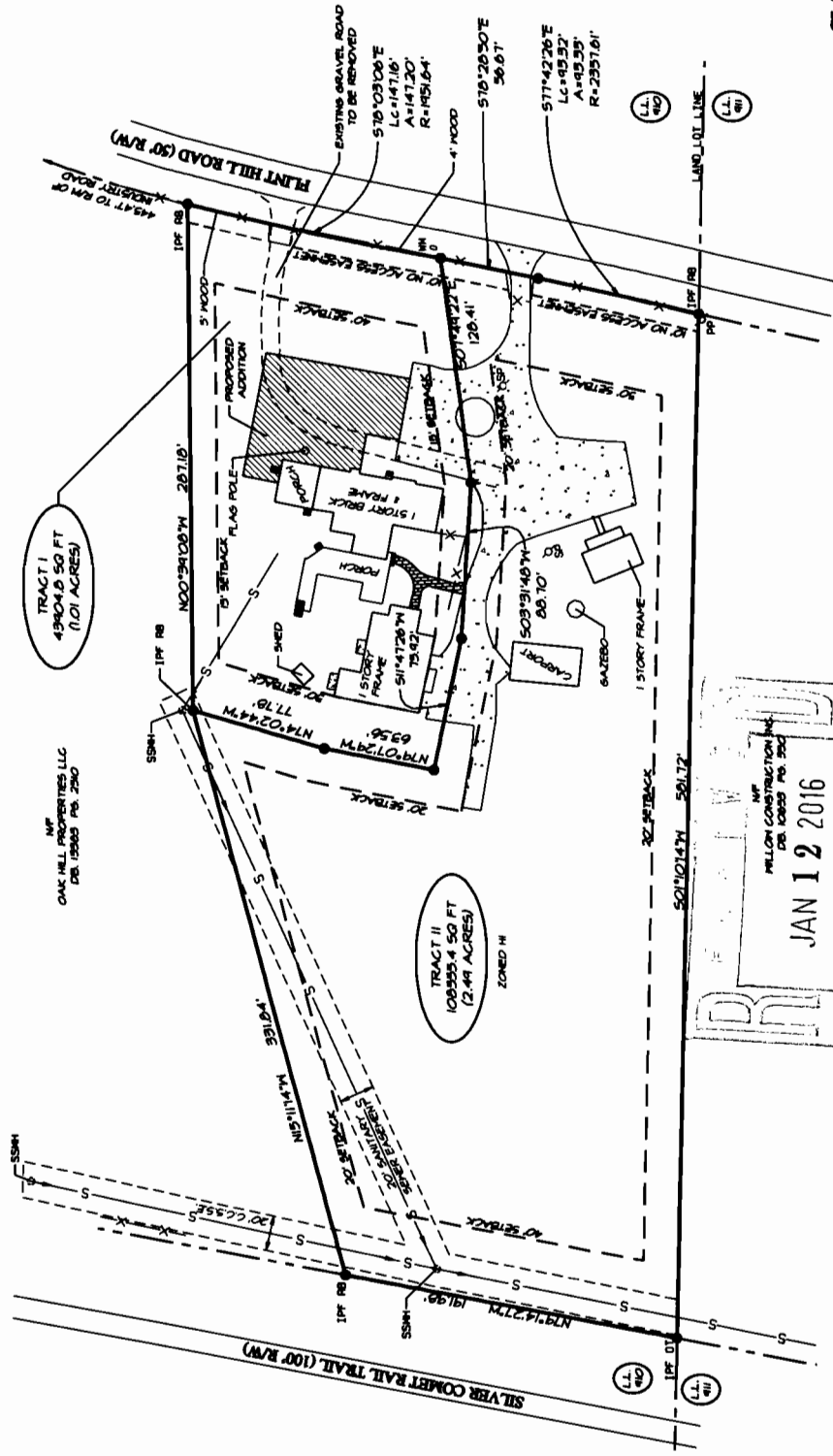
EQUIPMENT USED: SOKKIA SET 48 II

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
158,433 FEET.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS
PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY
OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE
SUBJECT REAL ESTATE, EASEMENTS, OTHER THAN THE POS-
SIBLE EASEMENTS HEREIN VISIBLE, AND THE TIME OF
THIS SURVEY: SUBDIVISION RESTRICTIONS;
RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS;
ZONING OR OTHER LAND USE REGULATIONS; AND ANY
OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
SEARCH MAY DISCLOSE.

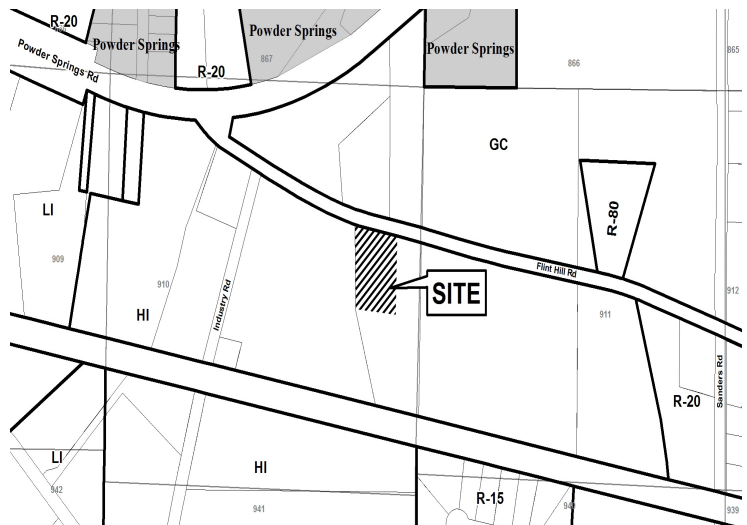
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CERTIFICATE OF AUTHORIZATION NUMBER 156 000106

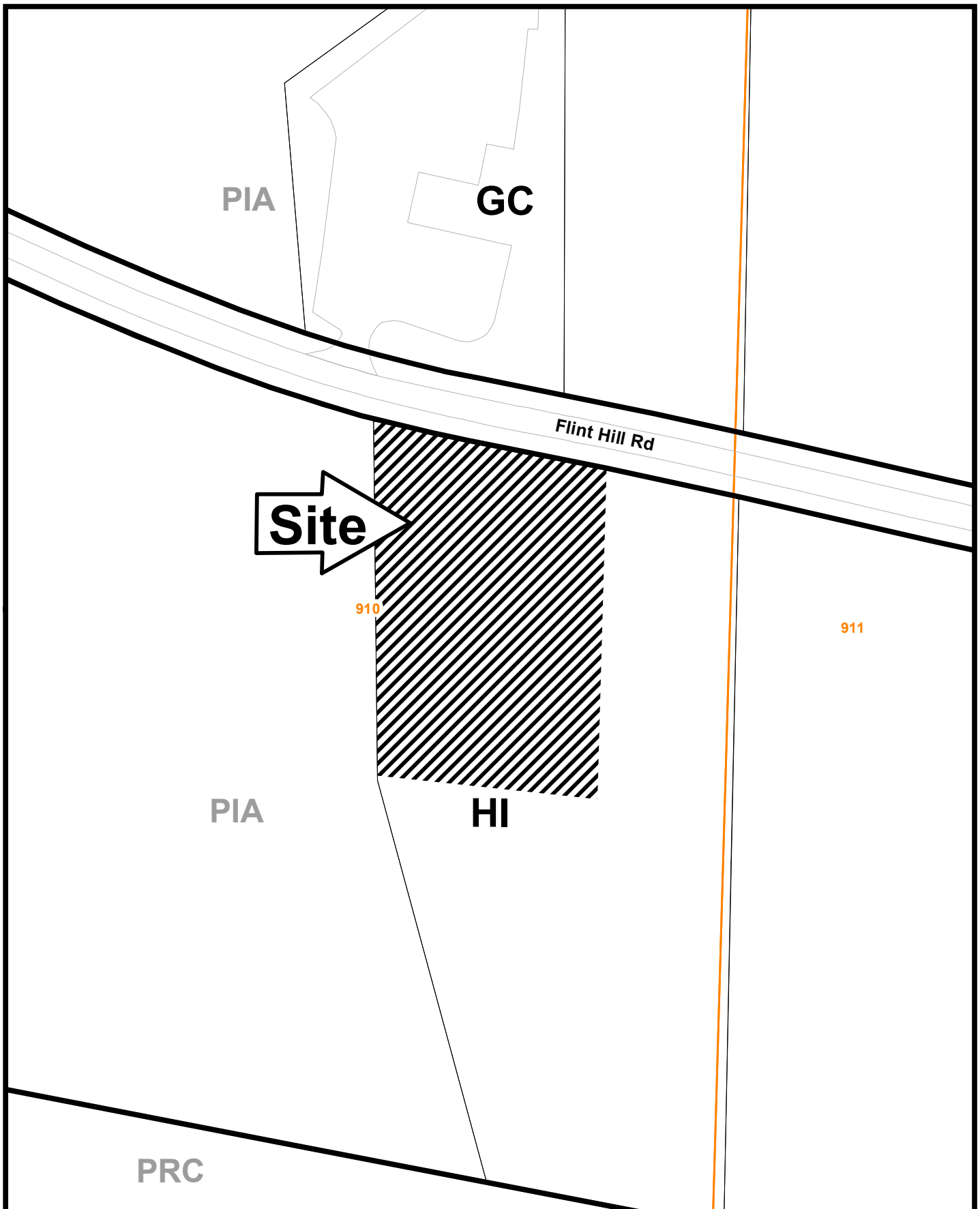


JAN 12 2016
 MILLON CONSTRUCTION INC
 10005 RD 300
 NF
 COLLEGE OF THE HOLY FAMILY
 700 W. PAVAN RD
 LIBERTY
 LA BOARD

REVISED



Z-1



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

Land Use Plan Recommendation: PIA (Priority Industrial Area – Sub-category – Industrial)

Proposed Number of Buildings: 2,existing **Total Square Footage of Development:** 7000

F.A.R.: .16 **Square Footage/Acre:** 6930.69

Parking Spaces Required: 12 **Parking Spaces Provided:** 0

The applicant is requesting a rezoning from the current HI heavy industrial to NRC neighborhood retail commercial for the purpose of operating a personal care home with a maximum number of eighteen (18) individuals. The existing buildings will be utilized with minor modifications and a proposed 3000 square foot addition to the main structure. The hours of operation will be 24 hours per day, 7 days per week.

As presented, the applicant's proposal will require the following variances:

1. Waive required parking requirements for assisted living facility;

Cemetery Preservation: No comment.

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from HI to NRC for the purpose of a personal care facility with an assisted living component. The 1.01 acre site is located on the south side of Flint Hill Road east of Industry Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? ☒ Yes ☐ No
If yes, has the city of Powder Springs been notified? ☒ Yes ☐ No / N/A

Comprehensive Plan

The parcel is within a Priority Industrial Area (PIA) future land use category, with HI zoning designation. The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County; the Board of Commissioners has identified specific priority industrial areas (PIA).

Specific Area Policy Guidelines:

In recognition of the existing Heavy Industrial (HI), Light Industrial (LI), and residential zoning in the area south of Powder Springs Road, Flint Hill Road, the Silver Comet Trail and east of Carter Road and the City of Powder Springs and in an effort to provide for appropriate buffering to adjacent residential areas and protect the floodplain and buffers associated with Noses Creek, and to encourage orderly growth and development by minimizing land use conflicts and environmental degradation of the Noses Creek corridor, stipulations will be considered by Cobb County and the City of Powder Springs as property is developed, rezoned and/or annexed.

Adjacent Future Land Use:

North: Priority Industrial Area (PIA)
East: Priority Industrial Area (PIA)
South: Park/Recreation/Conservation (PRC)
West: Priority Industrial Area (PIA)

Master Plan/Corridor Study

The property is located in the boundary of the Powder Springs Flint Hill Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

PLANNING COMMENTS: (Continued)

Incentive Zones

Is the property within an Opportunity Zone? ☐ Yes ☒ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? ☐ Yes ☒ No

The Smyrna-Osborne Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone) ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

APPLICANT Clarehouse Living LLC

PETITION NO. Z-001

PRESENT ZONING HI

PETITION FOR NRC

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 6" AC / N side of Flint Hill Rd

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On Site

Estimated Waste Generation (in G.P.D.): A D F= +320 Peak= +800

Treatment Plant: South Cobb

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes* ☒ No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☐ Yes ☒ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Existing sewer customer. Additional sewer fee required for increased expected wastewater discharge
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Noses Creek FLOOD HAZARD INFO: Zone A

- ☒ FEMA Designated 100 year Floodplain Flood.
- ☒ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☒ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☒ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☒ County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☐ Minimize runoff into public roads.
- ☐ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☐ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on _____.

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☒ Existing facility.
- ☐ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. A significant portion of the existing site is impacted by 100-year floodplain. Any future additions or site improvements must comply with Cobb County's Flood Damage Prevention Ordinances.

APPLICANT: Clarehouse Living, Inc.

PETITION NO.: Z-1

PRESENT ZONING: HI

PETITION FOR: NRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Flint Hill Road	3700	Minor Collector	35 mph	Cobb County	60'

Based on 2007 traffic counting data taken by Cobb County DOT for Flint Hill Road.

COMMENTS AND OBSERVATIONS

Flint Hill Road is classified as a minor collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Flint Hill Road, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Flint Hill Road frontage.

Recommend driveway on Flint Hill Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed 2016 SPLOST project.

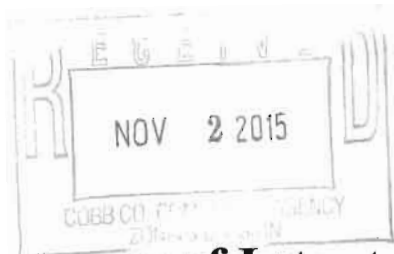
STAFF RECOMMENDATIONS

Z-1 CLAREHOUSE LIVING, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are industrial uses such as construction companies.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. The proposed use is not a use that is designed for its Priority Industrial Area (PIA) land use category. It may cause conflicts with adjacent and nearby industrial properties.
- C. It is Staff's opinion that the applicant's rezoning proposal may not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Priority Industrial Area (PIA) land use category. The requested NRC zoning category is not compatible with PIA.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for DENIAL the applicant's rezoning proposal. The proposal is not consistent with the Comprehension Plan. The proposal may cause conflicts with adjacent and nearby industrial uses regarding noise, odors, and traffic.

Based on the above analysis, Staff recommends **DENIAL**.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application No. Z-1

PC: Feb. 2, 2016

BOC: Feb. 16, 2016

Summary of Intent for Rezoning *

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Personal Care Facility with Assisted Living Component
- b) Proposed building architecture: As-built, with minor modifications and retrofitting
- c) Proposed hours/days of operation: 24 hours per day, 7 days per week
- d) List all requested variances: None
- _____
- _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is located within the confines of an area denominated as Industrial under the Future Land Use Map.

However, the down-zoning of the subject property from HI to NRC for a Personal Care Facility with Assisted Living Component,

constitutes only 1.01 acres out of a total tract which is 3.50 acres in size. Additionally, the subject property was most recently approved

for and utilized as a Christian academy (SLUP-8 [2011]) and will operate with the consent of contiguous and adjacent property owners.

.....

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a

plat clearly showing where these properties are located).

None known at this time.

* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.

JOEL L. LARKIN

PARKS F. HUFF

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SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

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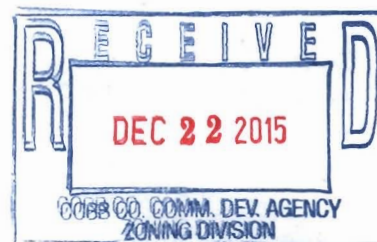
ADAM J. ROZEN

SLHB-LAW.COM

December 22, 2015

VIA EMAIL:

Ms. Kim Wakefield, Zoning Analyst
Cobb County Zoning Division
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Application of Clarehouse Living, Inc. to Rezone a 1.01 Acre Tract from HI to
NRC - Land Lot 910, 19th District, 2nd Section, Cobb County, Georgia (Z-1)

Dear Kim:

I met last week with members of Cobb County's professional staff, including Planner Jason Campbell who advised me that you are assigned to this Application. In that regard, please allow this letter to serve an Amendment to the Zoning Impact Statement filed concurrently with the Application for Rezoning on November 2, 2015, as follows, to wit:

**FIRST AMENDMENT TO ZONING IMPACT STATEMENT
FOR THE REZONING APPLICATION OF CLAREHOUSE LIVING, INC.**

COMES NOW, CLAREHOUSE LIVING, INC. and, pursuant to § 134-121(a)(7) of the Cobb County Zoning Ordinance, files this its First Amendment to its Zoning Impact Statement, as follows:

- A. The Rezoning Proposal will permit one of the few uses of the subject property which is suitable in the context of development, existing zonings and uses and in view of the inordinate amount of flood plain on the subject property and along this section of the Flint Hill Road Corridor.

Even though the subject property is zoned Heavy Industrial ("HI") and within a Priority Industrial area ("PI") under the Cobb County Future Land Use Map, the subject property can not be utilized for Industrial purposes like other similarly zoned and situated properties along the Flint Hill Road Corridor because of the fact that, out of the 3.5 acre tract from which the subject property (1.01 acre tract) has been carved, all but .60 acres of the subject property is within the 100 Year Flood Plain which dramatically reduces, if not precludes, any type of Industrial utilization of the subject property, as shown on Exhibit "A" which is attached hereto and made a part hereof by reference.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

Ms. Kim Wakefield, Zoning Analyst
Cobb County Zoning Division
December 22, 2015
Page 2

- B. The Zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties. In fact, contiguous property owners on both sides of the subject property have acknowledged their consent and lack of opposition to the current zoning proposal. Additionally, the subject property was approved and utilized for a Christian Academy in 2011 (SLUP-8).
- C. Presently, there are portions of the buildings to be affected under the Rezoning which are in the flood plain, including a portion of the addition which is proposed. For those reasons, modifications to the Rezoning proposal are indicated and forthcoming in view of the fact that new construction can not commence within the flood plain in view of the fact that all such buildings have to be located at least three feet (3') above the flood plain.

With respect to the existing buildings which encroach into the flood plain, those may remain; however, any modifications to those buildings to a degree which exceeds fifty percent (50%) of their cost and value precipitates a loss in those buildings' respective non-conforming "grandfathered" status.

The subject property to be affected by the Zoning proposal has no reasonable economic use as currently zoned in view of the fact that it does not meet the strictures of any industrial classifications which require the subject property to be at least 40,000 sq. ft. in size. Moreover, the fair market value of the subject property falls significantly below the range of values of similarly zoned and situated properties with equivalent utility. Therefore, the existing HI zoning classification or any Industrial classification constitute a significant economic detriment to the owner of the subject property.

- D. The Zoning proposal will have no adverse impact upon existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools. The proposed Rezoning of the subject property is for purposes of operating a Personal Care Home with a maximum number of eighteen (18) individuals with the demographics of those individuals being eighty percent (80%) male with twenty percent (20%) of those being Veterans from the United States Armed Services.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

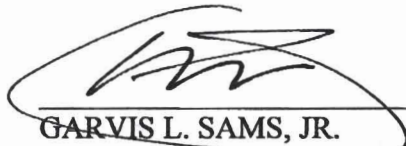
Ms. Kim Wakefield, Zoning Analyst
Cobb County Zoning Division
December 22, 2015
Page 3

Even though the individual Personal Care Home residents are ambulatory, none of them drive individual vehicles. There are plans for a maximum number of four (4) staff members for the Personal Care Home, all of whom will be Certified Nursing Assistants ("CNAs"). Clearly, the residents will use no transportation facilities or existing streets nor will they attend or have children which attend local schools. Lastly, from a Traffic Impact perspective, there will be no adverse circumstances caused by the granting of the Rezoning in view of the fact that a.m./p.m. peak hour periods of traffic will not be affected whatsoever.

- E. Although not consistent with the uses contemplated under Cobb County's Future Land Use Map in view of the fact that the subject property within an area denominated as Priority Industrial ("PI") and within a sub-area designation of Industrial Compatible ("IC"), approximately half of the 1.01 acres carved out of the overall tract of 3.5 acres is not utilizable for any purposes but certainly not utilizable for Industrial purposes in view of the fact that the Ordinance provisions regarding Industrial properties can not be met.
- F. There is no substantial relationship between the existing zoning classification of HI which severely impacts the utilization of the subject property in terms of its present positioning and the advancement of the public health, safety and general welfare.

Respectfully submitted, this the 22nd day of December, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP



GARVIS L. SAMS, JR.

Attorney for Applicant, Clarehouse Living, Inc.
Georgia Bar No. 623950

Attachment

cc: Mr. Jason Campbell, Planner III (via email w/attachment)
Mr. Clarence A. Williams (via email w/attachment)



EXHIBIT "A"

Z-1 (Feb 2106)